REBNY
Real Estate Board of New York

REBNY Research

Brooklyn Retail Report

2026



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Summary

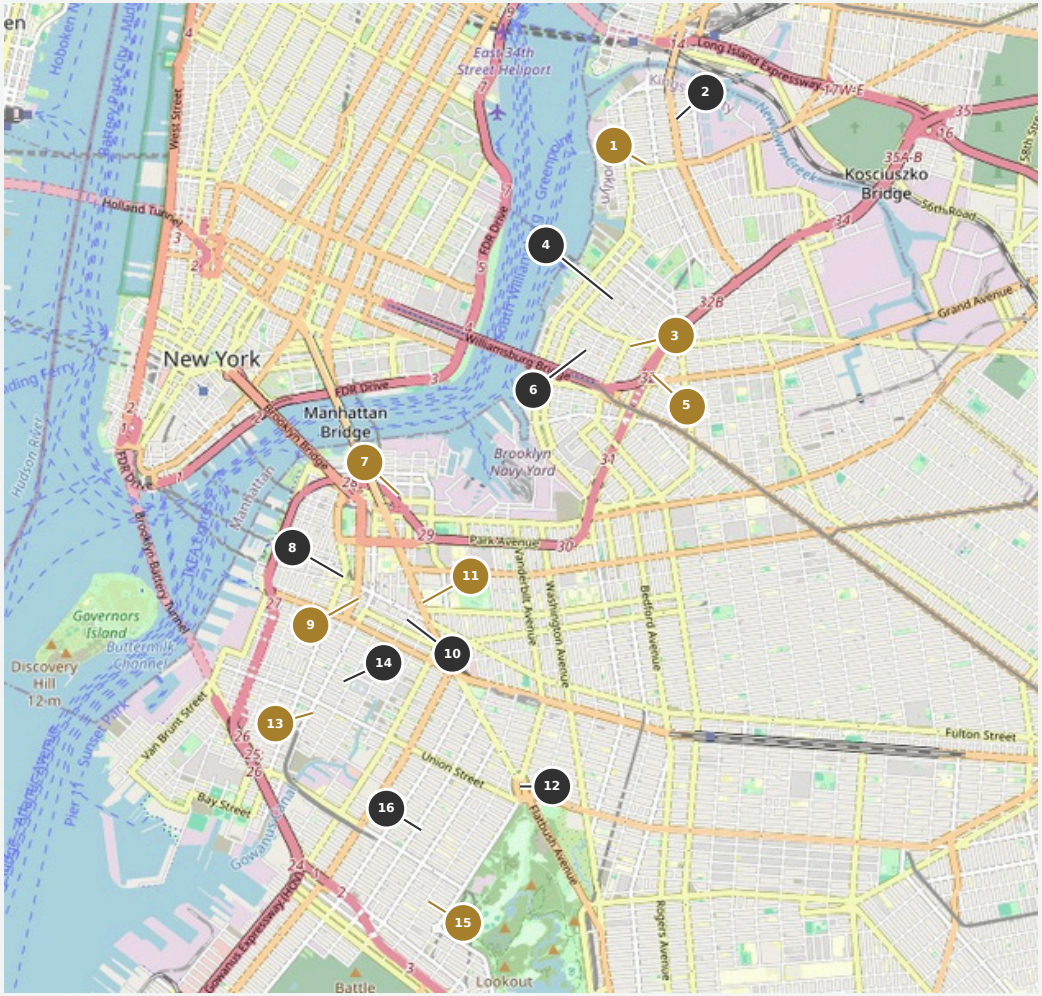
Overview

The 16 corridors tracked in this report represent a cross-section of Brooklyn's retail market, including residential neighborhoods like Park Slope and Cobble Hill as well as transit-oriented commercial districts such as Downtown Brooklyn and shopping districts like Williamsburg. Changes in property ownership, neighborhood rezonings, and residential development are reshaping Brooklyn's retail landscape, creating opportunities for new brands while established local businesses continue to maintain a strong presence.

Retail conditions vary significantly by neighborhood, and sometimes even from one street to the next, with distinct trends emerging across individual corridors. Retail along Seventh Avenue in Park Slope and Cobble Hill's Court Street remains generally stable, with limited availability and turnover. Other neighborhoods, including Williamsburg, Downtown Brooklyn, Greenpoint and Prospect Heights, have experienced notable leasing activity, store openings, development, and property sales. In areas like Gowanus, ongoing redevelopment is creating an entirely new retail landscape.

Bottom Line: Change is an inescapable reality in retail. The convergence of residential development, ownership change and Brooklyn's appeal to international and domestic brands is spurring transformation in many parts of the borough.

Brooklyn Retail Corridors at a Glance



- 1 Franklin Street
- 2 Manhattan Avenue
- 3 Bedford Avenue
- 4 North 6th Street
- 5 Grand Street
- 6 Williamsburg Waterfront
- 7 Dumbo
- 8 Brooklyn Heights - Montague Street
- 9 Downtown - Court Street
- 10 Fulton Street Mall
- 11 Downtown - Surrounding Streets
- 12 Prospect Heights - Flatbush Avenue
- 13 Cobble Hill - Court Street
- 14 Smith Street
- 15 7th Avenue
- 16 5th Avenue

Key Trends Impacting Brooklyn's Retail Market

WILLIAMSBURG ATTRACTS INTERNATIONAL AND NATIONAL BRANDS

Retailers ranging from Zara and UGG to luxury brands like Rolex and Hermès continue to target Williamsburg. These leases build on the concentration of well-known brands along North 6th Street, with some now expanding onto Bedford Avenue. The competition for space has pushed rent and buildout costs higher, while also increasing construction timelines.

LOCAL BROOKLYN BUSINESSES A MARKET MAINSTAY

Williamsburg remains an outlier in rent growth, with asking rents in the other corridors tracked in this report generally below pre-pandemic levels. Across Brooklyn, local businesses continue to maintain a strong presence, even in emerging areas like Gowanus. Established brands that have adapted to changing consumer preferences remain competitive, while some national and international retailers are tailoring their offerings to reflect the distinct character of individual neighborhoods.

EXPERIENTIAL RETAIL, WELLNESS, AND DINING DRIVE LEASING

Food and beverage, fitness, and entertainment concepts have been major drivers of retail leasing activity across Brooklyn. From coffee shops and fast-casual restaurants to boutique fitness studios, large-scale gyms, communal spas and social clubs, retailers are increasingly catering to consumer demand for wellness, entertainment and social experiences. These concepts are finding homes in smaller neighborhood storefronts, at the base of new residential buildings as well as converted industrial space.

CONTINUED RE-IMAGINING AND RESTRUCTURING OF RETAIL

Larger retailers continue to adapt to e-commerce and evolving shopping patterns. One notable example is the former Macy's on Fulton Street, which is being repositioned as BKX. Designed by iCrave, the team behind the Sphere in Las Vegas and TSX Broadway, the project will feature immersive entertainment, wellness, destination dining, food halls and interactive digital retail. The 440,000-sf property represents one of the largest retail redevelopment projects in New York City, with interior demolition on the five-story atrium currently underway.

RESIDENTIAL DEVELOPMENT MOMENTUM

Residential development continues to expand Downtown Brooklyn's consumer base, supporting demand for neighborhood essentials, services and entertainment. Similar trends are unfolding in Greenpoint, Brooklyn Heights and Prospect Heights while development activity has accelerated rapidly in Gowanus.

RETAIL TURNOVER CONCENTRATED IN CERTAIN CORRIDORS

Storefront turnover is a normal part of the retail market, but business closures and vacancies are elevated in select corridors. Manhattan Avenue in Greenpoint once again recorded the highest availability, and notable closures among smaller local businesses. The corridor has experienced significant demographic changes, reflecting the evolving consumer base that local retailers must navigate.

Notable Leases & Openings

A look at notable leases, recent openings, and upcoming additions across Brooklyn

Greenpoint - Franklin Street	The World of Zum Schneider opened as a pop-up soccer village and Euro-style beer garden in June and then shifted to a Oktoberfest pop-up in September. The popular Bavarian Bierhaus had previously enjoyed a 20 year-run in the East Village.
Greenpoint - Manhattan Avenue	Yellow Bus ABA Therapy Center opened at the base of 1056 Manhattan (a new 90-unit apartment building) in late 2025. The center provides therapy and behavioral development for children with autism.
Williamsburg - Bedford Avenue	Zara's 20,000-sf two-story lease at 184-192 Bedford Avenue underscores the growing interest among fashion brands in Williamsburg.
Williamsburg- North 6th Street	Hermes' new Brooklyn store opened in September. The two-story flagship, designed by Parisian architecture firm RDAI, features works from local artists.
Williamsburg - Grand Street	The Edward Albee Foundation leased 307 Grand Street. The arts organization will enhance the corridor's cultural and artist attractions.
Williamsburg - Waterfront	Goodland Pickleball leased 14,600 sf at 105 N 13th Street. In addition to five courts, the two-story club will feature an outdoor terrace and a sushi bar.
DUMBO	Sixpenny has been at 45 Main Street since 2021, but the furniture brand's showroom recently re-opened in May following an extensive re-design for NYCxDesign.
Brooklyn Heights - Montague Street	Brooklyn chef and cookbook author Alison Roman will open her first gourmet grocery store outside of the Catskills. The location at 144 Montague will be in the former Bentley's shoe store which opened in 1980.
Downtown - Court Street	Mallin, the high-end co-working provider, continued its New York City expansion, committing to a 15,000 sf lease on the 2nd floor of 57 Court Street.
Fulton Street Mall	Din Tai Fung, the Michelin-rated Taiwanese dumpling house, signed a 20,000-sf lease on the ground level of The Brook. This is its second NYC location with opening expected in 2027.
Downtown - Surrounding Streets	Card Vault opened its second New York City location in March and will join Muji and bakery Winner at the ground level of the Alloy. Casa Tua, the global hospitality brand, also announced plans for Cucina, a 30,000-sf food hall at 1 Hanson Place.
Prospect Heights - Flatbush Avenue	The New Jersey hot fried chicken chain is opening its 5th New York location at 239 Flatbush Avenue.
Cobble Hill - Court Street	Res Ispa, the menswear store founded by two former lawyers from Atlanta is opening its third New York City store and first in Brooklyn
Cobble Hill - Smith Street	Whole Foods signed a 35,000-sf lease, taking the former Rite Aid that closed in 2024. The grocery store has been opening smaller Daily Shops in other neighborhoods like Bushwick
Park Slope - 7th Avenue	After losing the space it occupied at 122 7th Avenue for more than two decades, Le Bagel Delight, the popular bagel shop quickly found a home at 106 7th Avenue.
Park Slope - 5th Avenue	Russian School of Mathematics leased nearly 3,500 sf at the new Paseo on Fifth development, adding to Park Slope's collection of specialized schools.

Asking Rent by Corridor

CORRIDOR	AVERAGE	YoY CHANGE	RANGE
Franklin Street Meserole Ave - Commercial St	**$85/SF**	▲ 6%	$40-$110
Manhattan Avenue Driggs Ave - Ash St	**$80/SF**	▼ 6.7%	$40-$120
Bedford Avenue N 12th St - Grand St	**$280/SF**	▲ 4%	$175-$350
North 6th Street Kent Ave - Driggs Ave	**$450/SF**	▲ 12%	$325-$550
Grand Street Kent Ave - Marcy Ave	**$105/SF**	▲ 5%	$40-$140
Williamsburg Waterfront Bushwick Inlet - S 4th St	**$115/SF**	▲ 5%	$75- $120
Dumbo York / John / Gold / Washington	**$95/SF**	▲ 5%	$65-$175
Brooklyn Heights - Montague Street Hicks St - Cadman Pl	**$130/SF**	▲ 4%	$75-$200

CORRIDOR	AVERAGE	YoY CHANGE	RANGE
Downtown - Court Street Montague St - Atlantic Ave	**$115/SF**	▼ 3%	$90-$125
Fulton Street Mall Boerum Pl - Flatbush Ave	**$180/SF**	▼ 6%	$125-$265
Downtown - Surrounding Jay / Gold / Flatbush	**$140/SF**	▲ 3%	$75-$200
Prospect Heights - Flatbush Avenue Grand Army Plaza - Barclays Center	**$210/SF**	▲ 7%	$150-$275
Cobble Hill - Court Street Atlantic Ave - Carroll St	**$110/SF**	▲ 2%	$75-$130
Smith Street Atlantic Ave - Carroll St	**$100/SF**	UNCHANGED	$75- $125
7th Avenue Union St - 9th St	**$150/SF**	▲ 3%	$75-$175
5th Avenue Union St - 9th St	**$115/SF**	UNCHANGED	$75-$140

Greenpoint

MANHATTAN AVENUE

Greenpoint's primary shopping corridor stretches 17 blocks from McCarren Park to Ash Street. Longstanding independent businesses, including several reflecting the neighborhood's Polish heritage, operate alongside service retailers and newer fast-casual restaurants. Despite asking rents generally remaining under $100/sf, the corridor continues to experience elevated availability and turnover, particularly among smaller businesses, as its consumer base has shifted over time.

FRANKLIN STREET

This quieter, pedestrian-friendly residential corridor features independent local businesses, including apparel, jewelry and vintage stores, alongside service retailers, bars and cafés. Several boutique fashion brands have recently joined the corridor's secondhand and vintage retailers. Asking rents generally remain under $100/sf, including for first-generation retail space in some newly constructed buildings.



MANHATTAN AVENUE — Driggs Ave - Ash St

ASKING RENT
$80/SF ▼6.7% Range $40-$120

AVG. AVAILABLE SIZE
3,751 SF 26 spaces, Range 350-6,000 SF

NOTABLE OPENINGS & LEASES
Yellow Bus ABA Therapy Center opened at the base of 1056 Manhattan Avenue, a new 90-unit apartment building, in late 2025. The center provides therapy and behavioral development services for children with autism.

ADDITIONAL RETAIL ACTIVITY
- **Fitness:** [solidcore]
- **F&B:** Cookies N Cream, Halal Munchies, Lucky Creamery; Loco Café, Sailor & Siren, Wara Sushi
- **Other:** Tyler Suede Design, Simi & Sol Collective

NOTABLE SALES
A portfolio including 1139–1145 Manhattan Avenue and Greenpoint Glassworks sold for $35.5 million. Plans call for repositioning the properties for residential use.

DEVELOPMENT UPDATES
The Landmarks Preservation Commission approved the demolition of Polonaise Terrace and construction of a six-story mixed-use building with 60 residential units and retail space.

EMERGING TRENDS
Retail turnover appears to have accelerated as of August 2026, with elevated vacancy among longstanding small businesses and additional closures among retailers that opened within the past two years. New tenants, including Solidcore and several fast-casual restaurants, have provided some positive leasing activity. However, with more than 20 vacant or available spaces, the corridor may require additional time to stabilize as it adjusts to changing neighborhood demographics.

FRANKLIN STREET — Meserole Ave - Commercial St

ASKING RENT
$85/SF ▲6% Range $40-$110

AVG. AVAILABLE SIZE
1,000 SF 6 properties - 10 spaces, Range 500-6,554 SF

NOTABLE OPENINGS & LEASES
The World of Zum Schneider opened as a pop-up soccer village and European-style beer garden in June. The popular Bavarian beer hall previously operated in the East Village for 20 years.

ADDITIONAL RETAIL ACTIVITY
- **Fitness:** Winks Gym
- **F&B:** Sonny's Corner Bar, Moka & Co
- **Other:** The Hunt Supply Co.

NOTABLE SALES
11 Franklin Street, the full-block waterfront development site, which offers 115,200 buildable sf, is being marketed with an asking price of $55 million.

DEVELOPMENT UPDATES
In July, the New York City Council approved a rezoning for the Monitor Point development, which will include three towers with 1,324 residential units, including 662 permanently affordable units.

EMERGING TRENDS
High-rise development at Greenpoint Landing and the upcoming Monitor Point project will continue to expand the neighborhood's residential base. These developers will also contribute to local flood protection and resiliency efforts. New retail space could also increase competition for older storefronts along the corridor. Meanwhile, the successful activation of converted warehouse space at 12 Franklin Point has drawn additional attention to the area.

Williamsburg

GRAND STREET

Grand Street offers a more relaxed shopping environment than the busier retail corridors along Bedford Avenue and North 6th Street, with a mix of boutiques, vintage stores, bookstores and specialty retailers. Local bars, full-service restaurants, spas and saunas also attract visitors. New residential development between Driggs and Marcy Avenues has brought additional service retailers, while condominium and multifamily projects near Wythe Avenue are introducing new shopping and dining options closer to the waterfront.

BEDFORD AVENUE

The Bedford Avenue L train station is one of Brooklyn's busiest, averaging approximately 184,000 weekly riders and 9 million annual passengers. The corridor benefits from strong foot traffic generated by neighborhood residents and shoppers visiting destinations such as Equinox and Whole Foods. National brands operate alongside QSRs, bakeries, bars and specialty retailers.



GRAND STREET

Kent Ave - Marcy Ave

ASKING RENT
$105/SF ▲5% Range $40-$140

AVG. AVAILABLE SIZE
2,465 SF 9 spaces, Range 850-4,000 SF

NOTABLE OPENINGS & LEASES
The Edward Albee Foundation leased space at 307 Grand Street. The arts organization's arrival will further expand the corridor's cultural and artistic offerings.

ADDITIONAL RETAIL ACTIVITY
- **F&B:** Gotham Social Burger Club, Ugly Baby

NOTABLE SALES
227 Grand Street and 456 Grand Street sold for a combined $85.3 million. The properties include 41 and 52 residential apartments, respectively, along with retail space and parking.

DEVELOPMENT UPDATES
Development along Grand Street primarily consists of low- and mid-rise luxury infill projects. Several new residential developments are underway along Wythe Avenue, including 296 Wythe Avenue.

EMERGING TRENDS
The sections of Grand Street approaching the waterfront, particularly near Wythe Avenue, are positioned to attract a broader mix of retailers. Continued residential development and the success of nearby stores such as Uniqlo are expected to support additional foot traffic and retail demand.

BEDFORD AVENUE

N 12th St - Grand St

ASKING RENT
$280/SF ▲4% Range $175-$350

AVG. AVAILABLE SIZE
1,701 SF 5 spaces, Range 786-3,650 SF

NOTABLE OPENINGS & LEASES
Zara's 20,000-sf, two-story lease at 184–192 Bedford Avenue underscores growing interest among fashion brands in Williamsburg.

ADDITIONAL RETAIL ACTIVITY
- **F&B:** Cap't Loui, Hacco
- **Beauty:** Kiehl's
- **Fashion:** Nati Boutique
- **Services:** Intuit Turbo Tax

NOTABLE SALES
The corner mixed-use residential and retail property at 347 Bedford Avenue is under contract for $5.85 million.

DEVELOPMENT UPDATES
Development activity is concentrated on nearby streets, including North 8th Street, where foundation permits have been filed for 213 North 8th Street.

EMERGING TRENDS
Retail redevelopment near the Bedford Avenue subway station has attracted significant leasing commitments from national brands, including Zara and Intuit TurboTax. At the same time, the departure of longstanding neighborhood businesses, including Senko Funeral Home after nearly a century of operation, is creating rare opportunities for retailers seeking larger storefronts on Bedford.

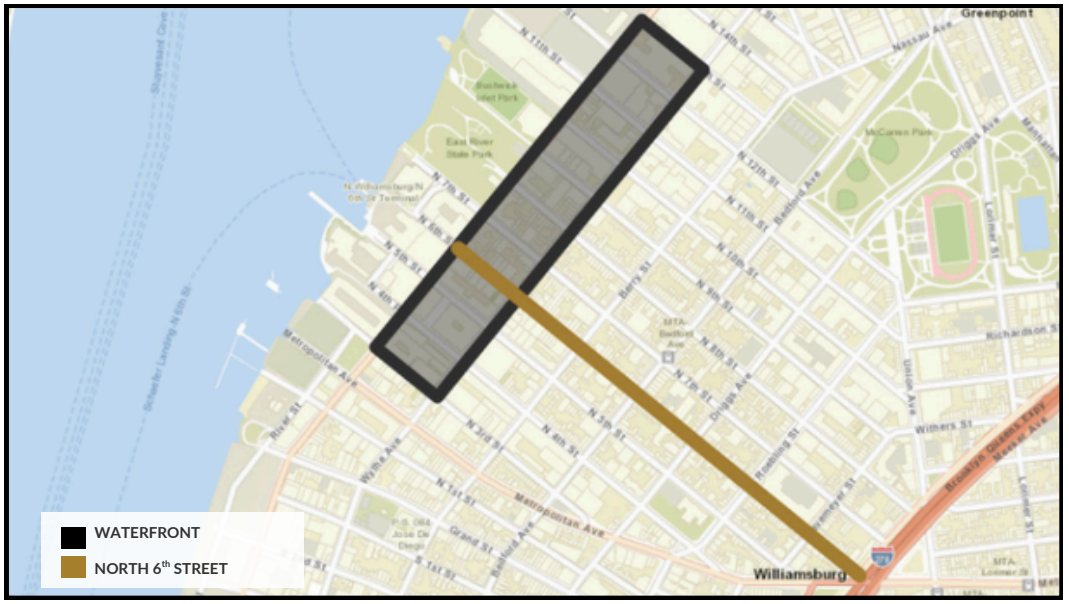
Williamsburg Core

NORTH 6th STREET

Williamsburg's history of artisanal retail, including early arrivals such as D.S. & Durga and Le Labo, is rooted in North 6th Street. The corridor has become increasingly curated with luxury fashion, athleisure and beauty brands seeking to reach the neighborhood's affluent residential base. New casual and full-service restaurants, along with social clubs on surrounding streets, are expected to further increase foot traffic and the time shoppers spend in the area.

WATERFRONT

Some of Brooklyn's largest retail leases are occurring along the Williamsburg waterfront, stretching from South Williamsburg to Bushwick Inlet Park in Greenpoint. Upcoming projects, including the planned 71,000-sf Life Time fitness facility at 83 Wythe Avenue, will further expand these offerings. In South Williamsburg, Williamsburg Wharf is also attracting new food and beverage tenants, including Breads Bakery and James O'Brien Wine Bar.



NORTH 6TH STREET — Kent Ave - Driggs Ave

ASKING RENT
$450/SF ▲12% Range $325-$550

AVG. AVAILABLE SIZE
2,915 SF 5 spaces
Range 1250-4,200 SF

NOTABLE OPENINGS & LEASES
Hermès opened its first Brooklyn store in September. The two-story flagship, designed by Parisian architecture firm RDAI, features works by local artists.

ADDITIONAL RETAIL ACTIVITY
- **Luxury:** Rolex
- **Fashion:** Bylt Basics, Hoka, Tecovas, UGGS
- **F&B:** Blank Street Coffee

NOTABLE SALES
The Music Hall of Williamsburg sold to a local developer for $14 million in December 2025. The music venue's lease expires at the end of 2026, and future plans for the property remain unknown.

DEVELOPMENT UPDATES
Rolex's boutique at 86 North 6th Street will be located directly across from Glossier and one block from the Hermès flagship at 111–115 North 6th Street and Chanel's flagship at 130 North 6th Street.

EMERGING TRENDS
North 6th Street is entering another phase of luxury retail expansion, with new multilevel storefronts and significant investment in the North 6th Street Collection. The corridor continues to strengthen its position as a luxury shopping destination in the same conversation as Madison Avenue and SoHo, with some brands now choosing Williamsburg for their first NYC location.

WATERFRONT — Bushwick Inlet - S 4th St

ASKING RENT
$115/SF ▲5% Range $75-$120

AVG. AVAILABLE SIZE
5,000 SF 6 spaces
Range 1500-25,000 SF

NOTABLE OPENINGS & LEASES
Goodland Pickleball leased 14,600 sf at 105 North 13th Street. In addition to five courts, the two-story club will feature an outdoor terrace and sushi bar.

ADDITIONAL RETAIL ACTIVITY
- **F&B:** Breads Bakery, James O'Brien Wine Bar, Pura Vida
- **Home Goods:** West Elm
- **Other:** Five Iron Golf, Goodland Pickleball Flagship, Lifetime Fitness, Rooftop Cinema Club

NOTABLE SALES
In July, a local developer paid $16.4 million, or $283 per buildable sf, for a 58,000-sf development site at the corner of North 14th Street and Wythe Avenue.

DEVELOPMENT UPDATES
Plans to add nine stories above the Trader Joe's and vacant office space at 200 Kent Avenue received City Council approval with minor modifications in early September.

EMERGING TRENDS
Newer developments, including 25 Kent, 83 Wythe Avenue and 105 North 13th Street, will continue to create competition for existing retail properties along Kent Avenue. Several new residential developments along Wythe Avenue have also received certificates of occupancy. As the waterfront continues to evolve, the performance of mixed-use developments combining office, coworking, maker spaces, residential uses and retail will help determine whether the area can replicate the success of similar projects in Brooklyn.

Dumbo / Brooklyn Heights

DUMBO

DUMBO attracts tourists, daytime workers, and local residents with its waterfront dining, popular destinations such as Empire Stores and Time Out Market, and upscale home furnishings and design retailers. Front & York, which opened during the pandemic, has further expanded the neighborhood's retail offerings with QSRs, fitness facilities and convenience retailers.

BROOKLYN HEIGHTS - MONTAGUE STREET

Montague Street transitions from QSRs and service retailers catering to Downtown Brooklyn's daytime workers to independent businesses serving Brooklyn Heights residents. Many storefronts occupy historic brownstones with entrances above or below street level, creating layouts that can present challenges for retailers. Despite these limitations, longstanding businesses such as Lassen & Hennigs, which opened in 1949, and newer destinations such as L'Appartement have developed loyal customer bases.



DUMBO

York / John / Gold / Washington

ASKING RENT

$95/SF ▲5% Range $65-$175

AVG. AVAILABLE SIZE

1,450 SF 3 spaces, Range 500-3,000 SF

NOTABLE OPENINGS & LEASES

Sixpenny, which has operated at 45 Main Street since 2021, reopened its furniture showroom in May following an extensive redesign timed to NYCxDesign.

ADDITIONAL RETAIL ACTIVITY

- **Fashion:** ALO
- **Entertainment:** Ferox Ninja Park, Gowanus Golf Club, Space Club Dumbo
- **F&B:** Fishs Eddy, Pura Vida, Maman (expansion)

NOTABLE SALES

Commercial property sales in DUMBO have been limited in 2026, following a more active 2025 that included the $54.5 million sale of a retail condominium at Front & York.

DEVELOPMENT UPDATES

The planned office-to-residential conversion of 175 Pearl Street will add 11 stories and create 200 rental and condominium units. Approximately 25% of the units will be affordable under the City's 467-m tax incentive program.

EMERGING TRENDS

DUMBO's growing creative sector, including design and technology startups, has supported office activity along the waterfront, with coworking providers also maintaining a presence. Daytime workers, tourism and an expanding residential base are expected to support continued retail demand. Interest from children's fitness and parkour operators seeking larger, open floor plans is also extending to nearby side streets, including Jay Street.

BK HEIGHTS - MONTAGUE STREET

Hicks St - Cadman Plaza

ASKING RENT

$130/SF ▲4% Range $65-$200

AVG. AVAILABLE SIZE

1,000 SF 7 spaces, Range 900-3,750 SF

NOTABLE OPENINGS & LEASES

Brooklyn chef and author Alison Roman plans to open First Bloom, her first gourmet grocery store outside the Catskills at 144 Montague Street. The location was previously occupied by Bentley's, a shoe store that opened in 1980.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** BONDST, Union Square Hospitality Group
- **Beauty:** The Brightwood
- **Education & Childcare:** Blooming Prep

NOTABLE SALES

A partnership of three developers paid $140 million for 205 Montague Street in late 2025.

DEVELOPMENT UPDATES

Demolition of the former TD Bank at 205 Montague Street has been completed, clearing the way for a 47-story residential tower known as 1 Montague Place.

EMERGING TRENDS

Once considered a more affordable alternative to Cobble Hill, Montague Street has recently attracted significant leasing and development activity. The planned residential tower at 1 Montague Place and proposed conversion of the long-vacant Bossert Hotel into Ritz-Carlton Residences will add high-density luxury residential product to the neighborhood.

Downtown Brooklyn

FULTON STREET MALL

Fulton Street benefits from some of NYC's strongest retail demand drivers, including a daytime population of approximately 80,000 workers and students, a major transit hub serving 52.2 million annual riders and a growing residential base. Fulton Street Mall has served as a shopping destination for generations of New Yorkers. Macy's closure in 2025 was followed by several nearby apparel and athleisure store closures, while foot traffic has increasingly shifted toward Albee Square, City Point and surrounding streets.

COURT STREET

Downtown Brooklyn's commercial and civic district draws approximately 20 million visitors annually, according to the Downtown Brooklyn Partnership. Along Court Street, the Kings County courts, municipal offices and nearby educational institutions generate demand for QSRs, longstanding sandwich shops and service retailers. Several vacancies from 2025 have since been filled, although the corridor continues to experience turnover.



FULTON STREET MALL

Boerum Pl - Flatbush Ave

ASKING RENT

$180/SF ▼6% Range $125-$265

AVG. AVAILABLE SIZE

15,832 SF 7 spaces Range 350-440,000 SF

NOTABLE OPENINGS & LEASES

Din Tai Fung, the Michelin-rated Taiwanese dumpling restaurant, signed a 20,000-sf lease on the ground floor of The Brook. Its second NYC location is expected to open in 2027.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** Quickway Hibachi, MIXUE

NOTABLE SALES

423 Fulton Street, the four-story office and retail property across from Brooklyn Exchange, sold for $9.5 million.

DEVELOPMENT UPDATES

A local developer has filed plans for three separate 99-unit residential buildings at 485 Fulton Street and 147 and 149 Lawrence Street. The proposed buildings would also include ground-floor retail and community facilities.

EMERGING TRENDS

With much of the retail space surrounding City Point and Albee Square leased, attention is shifting toward the redevelopment of the former Macy's property into BKX, or Brooklyn Exchange. Plans for the immersive entertainment destination include food halls, full-service restaurants, wellness facilities and flagship retail space. The project represents one of NYC's largest available blocks of retail space and could introduce a significant new draw to the Fulton Street corridor.

DOWNTOWN - COURT STREET

Montague St - Atlantic Ave

ASKING RENT

$115/SF ▼3% Range $90-$125

AVG. AVAILABLE SIZE

2,750 SF 5 spaces Range 650-75,000 SF

NOTABLE OPENINGS & LEASES

The Malin, a high-end coworking provider, continued its NYC expansion with a 15,000-sf lease on the second floor of 57 Court Street.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** Jimmy John's

NOTABLE SALES

120 Court Street sold for $30 million in April. The new owner plans to demolish the existing Walgreens and construct a 14-story mixed-use residential tower.

DEVELOPMENT UPDATES

The redevelopment of St. Francis College's former campus at 158–176 Remsen Street is expected to bring 747 new residential apartments to the surrounding Brooklyn Heights and Court Street area.

EMERGING TRENDS

The Malin's recent lease underscores continued demand for office space near New York State courts and municipal agencies. However, Court Street faces growing competition from newer retail offerings in nearby developments along Schermerhorn, Jay and Gold Streets, as well as at City Point.

Downtown / Prospect Heights

DOWNTOWN - SURROUNDING STREETS

More than 26,000 housing units have been completed in Downtown Brooklyn since the 2004 rezoning, with many recent developments concentrated along Flatbush Avenue Extension, Gold, Hoyt, and Schermerhorn Streets. This growth has reshaped pedestrian traffic and shopping patterns, with residents increasingly drawn to City Point and the fitness facilities, restaurants, schools, childcare providers and other services occupying the ground floors of newer residential towers.

PROSPECT HEIGHTS - FLATBUSH AVENUE

This corridor stretches from Grand Army Plaza to the Barclays Center, serving a mix of neighborhood residents, commuters and eventgoers. Atlantic Terminal, one of Brooklyn's busiest transit hubs, averages approximately 10 million annual riders. Retail offerings transition from fitness studios, Caribbean-American restaurants and neighborhood services near Grand Army Plaza to a greater concentration of fast-casual dining and streetwear retailers approaching Barclays Center.



DOWNTOWN - SURROUNDING STREETS Jay / Gold / Flatbush

ASKING RENT

$140/SF ▲3% Range $75-$200

AVG. AVAILABLE SIZE

2,220 SF 6 spaces, Range 750-4,000 SF

NOTABLE OPENINGS & LEASES

Card Vault by Tom Brady opened its second NYC location in March, joining Muji and bakery Winner on the ground floor of The Alloy. Additionally, Casa Tua announced plans for Cucina, a 30,000-sf food hall at 1 Hanson Place.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** Breeze at the Ashland, Didi's Pizza & Wine Bar, Just Salad, Winner
- **Fitness:** Pure Barre, Core Power Yoga
- **Other:** Card Vault by Tom Brady, Muji, Luna Nails

NOTABLE SALES

Two developers are under contract to acquire a development site at 360 Schermerhorn Street for $28.3 million. The First Baptist Church property offers approximately 145,000 buildable sf.

DEVELOPMENT UPDATES

In March, the New York City Council approved plans for a 72-story mixed-use tower with 1,263 residential units at 395 Flatbush Avenue Extension. The development would replace an existing City office building.

EMERGING TRENDS

Flatbush Avenue Extension is emerging as a sports and entertainment destination, supported by new residential development and a growing mix of retail offerings. Continued residential construction is expected to attract additional brands while distributing retail foot traffic across Downtown Brooklyn's distinct shopping districts.

PROSPECT HTS - FLATBUSH AVE Grand Army Pl - Barclays Center

ASKING RENT

$210/SF ▲7% Range $150-$275

AVG. AVAILABLE SIZE

1,820 SF 14 spaces, Range 750-3,517 SF

NOTABLE OPENINGS & LEASES

Fluffie's Chicken, a New Jersey-based fried chicken chain, plans to open its fifth New York location at 239 Flatbush Avenue.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** BK Hand Pulled Noodles, Dim Sum Palace, KFC, Love & Honey
- **Fitness:** SWEAT40
- **CBD:** BK Greenery

NOTABLE SALES

The $102.5 million sale of the 26-building Pitchkin portfolio in early 2025 has set the stage for significant storefront repositioning along sections of Flatbush Avenue. The new owners are assembling a roster of QSR tenants across the portfolio.

DEVELOPMENT UPDATES

The former M&T Bank property, which had remained vacant for several years, sold in spring 2026. The new owners have submitted plans for 65 apartments and 19,000 sf of ground-floor retail space.

EMERGING TRENDS

Upcoming residential development at nearby Pacific Park and continued activity surrounding Barclays Center are expected to support retail demand along Flatbush Avenue. These projects could create additional opportunities for investment and leasing activity as the corridor's residential and visitor base continues to expand.

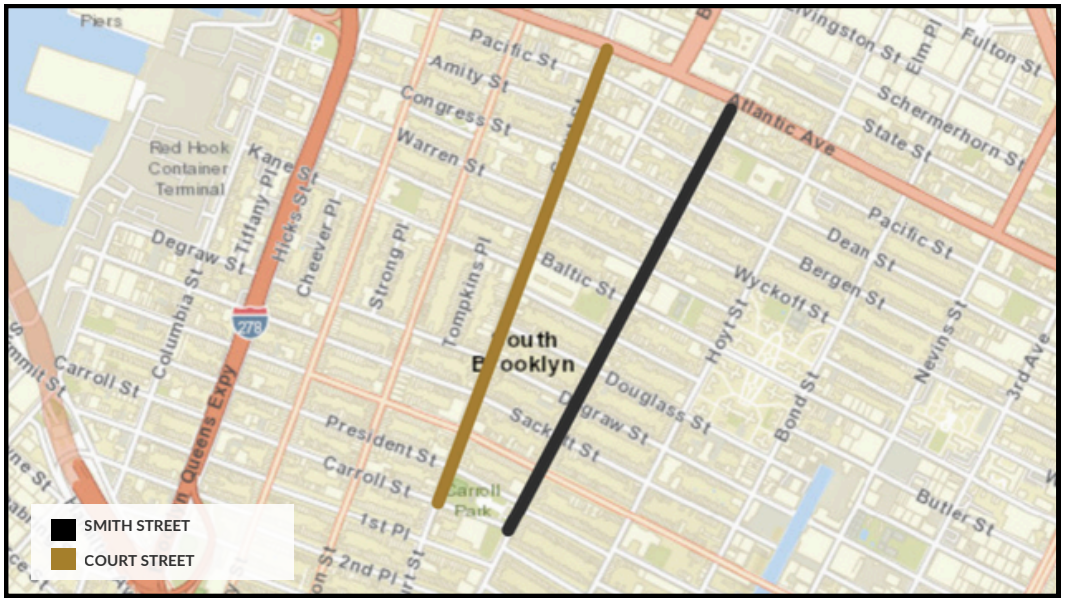
Cobble Hill

COURT STREET

Court Street primarily serves families drawn to Cobble Hill's historic brownstones, parks and schools. Its mix of gourmet food stores, cafés, early education providers, fitness studios and independent retailers reflects the neighborhood's family-oriented residential base. Upscale restaurants have also established the corridor as a dining destination. Retail turnover remains limited, supported by a loyal and affluent customer base with average household income exceeding $280,000.

SMITH STREET

Running parallel to Court Street, Smith Street serves a similar residential customer base but features a greater concentration of QSRs and national chains, particularly near Atlantic Avenue. The corridor also has a vibrant nightlife scene, with taverns and bistros attracting visitors into the evening. Historically higher retail turnover has created opportunities for new fashion boutiques and larger retailers, including Whole Foods, which recently signed a lease along the corridor.



COBBLE HILL - COURT STREET

Atlantic Ave - Carroll St

ASKING RENT

$110/SF ▲2% Range $75-$150

AVG. AVAILABLE SIZE

1,100 SF 3 spaces, Range 500-2,500 SF

NOTABLE OPENINGS & LEASES

Res Ipsa, a menswear retailer founded by two former attorneys from Atlanta, plans to open its third NYC store and first Brooklyn location.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** Compton's, Sora
- **Fitness:** Heatwise Studio

NOTABLE SALES

219 Court Street sold for $3.92 million, or approximately $960/sf. The property includes two residential units and one commercial unit and was sold with an outstanding vacate and stop-work order.

DEVELOPMENT UPDATES

Development activity is limited by the corridor's historic district protections, with most larger projects concentrated in nearby Carroll Gardens.

EMERGING TRENDS

Court Street is expected to remain stable, supported by limited retail turnover, longstanding ownership and consistent demand from neighborhood residents. Historic district protections also limit new development, helping preserve the corridor's established retail character.

SMITH STREET

Atlantic Ave - Carroll St

ASKING RENT

$100/SF – 0% Range $75-$150

AVG. AVAILABLE SIZE

1,479 SF 4 spaces, Range 880-2,507 SF

NOTABLE OPENINGS & LEASES

Whole Foods signed a 35,000-sf lease for the former Rite Aid space, which has been vacant since 2024. The grocer has also been expanding its smaller-format Daily Shop concept in other Brooklyn neighborhoods, including Bushwick.

ADDITIONAL RETAIL ACTIVITY

- **F&B:** Häagen-Dazs, Prince St. Pizza

NOTABLE SALES

320 Smith Street, located near the Cobble Hill and Carroll Gardens border, sold for $21.5 million to a group affiliated with a local developer and Happier Grocery.

DEVELOPMENT UPDATES

The 15,000-sf, two-story property at 232 Smith Street was completed earlier this year and is available for lease. The site had remained vacant for more than a decade before selling at a foreclosure auction in late 2023.

EMERGING TRENDS

Smith Street continues to experience more retail vacancy than neighboring Court Street, particularly in the blocks approaching Carroll Gardens. Storefronts closer to Atlantic Avenue may attract increased interest from national retailers, especially as Whole Foods prepares to open its new location.

Park Slope

5TH AVENUE

Running parallel to 7th Avenue, 5th Avenue features smaller storefronts that accommodate independent retailers, neighborhood cafés, restaurants and nightlife establishments. Compared with 7th Avenue, the corridor has experienced greater retail turnover, creating opportunities for new businesses and changing tenant mixes.

7TH AVENUE

Located within one of Brooklyn's most sought-after residential neighborhoods, this 13-block corridor primarily serves families with a median household income of approximately $188,000. Its retail mix includes early education providers, language programs, coding camps, toy stores and essential neighborhood services. Nearby Prospect Park and the Brooklyn medical complex also contribute additional pedestrian activity.



5TH AVENUE — Union St - 9th St

ASKING RENT
$115/SF – 0% Range $75-$150

AVG. AVAILABLE SIZE
1,000 SF 6 spaces Range 750-2,000 SF

NOTABLE OPENINGS & LEASES
Russian School of Mathematics leased nearly 3,500 sf at the new Paseo on Fifth development, expanding Park Slope's roster of specialized educational providers.

ADDITIONAL RETAIL ACTIVITY
- **F&B:** Aoko Matcha, Badshah Social, Lileo, Marbre, Sesilya
- **Other:** Fred Astaire Dance Studios

NOTABLE SALES
397 5th Avenue sold for $4.65 million, or approximately $1,215/sf. The four-unit multifamily property includes ground-floor retail space.

DEVELOPMENT UPDATES
With major residential projects such as Slope on 5th and Paseo on Park substantially complete, upcoming streetscape and public plaza improvements could have a greater impact on the corridor.

EMERGING TRENDS
The Park Slope 5th Avenue BID and NYC Department of Transportation released their final streetscape improvement plan, "Putting People First on Park Slope's Fifth Avenue," in early 2026. Initial proposals include wider sidewalks, pedestrian safety improvements and stormwater management measures, including bioswales. The plan responds in part to traffic-related injuries and damage caused by a major 2023 storm.

7TH AVENUE — Union St - 9th St

ASKING RENT
$150/SF ▲3% Range $75-$175

AVG. AVAILABLE SIZE
1,100 SF 6 spaces Range 750-1,750 SF

NOTABLE OPENINGS & LEASES
Le Bagel Delight, which occupied 122 7th Avenue for more than two decades, has relocated to 106 7th Avenue, the former location of The Bagel Market.

ADDITIONAL RETAIL ACTIVITY
- **F&B:** NAYA
- **Fitness:** Park Slope Wellness

NOTABLE SALES
258 7th Avenue, a three-story mixed-use property, is being marketed for $2.975 million. It features ground-floor retail space and residential apartments on the upper two floors.

DEVELOPMENT UPDATES
Historic district protections continue to limit development activity along the corridor.

EMERGING TRENDS
Historic district protections and R6B zoning will continue to limit major development along 7th Avenue, with future activity likely concentrated in smaller infill projects and adaptive reuse. The corridor's longstanding businesses and strong neighborhood customer base should continue to support stable retail demand.

Methodology

The Real Estate Board of New York's (REBNY) Brooklyn Retail Report provides a point-in-time snapshot of major retail corridors across the borough, based on available ground-floor retail asking-rent information and reported market activity. Data is compiled from participating brokerage firms, property owners, business organizations and other market sources.

The 2026 Brooklyn Retail Report includes the average asking rent per square foot, asking-rent range and availability information for each of the 16 retail corridors tracked. Limited availabilities and withheld rents in some corridors may cause sharp shifts in reported average asking rents.

The 2026 report examines market conditions, leasing, openings, sales and development activity from Q4 2025 through Q3 2026, based on information available at the time of publication.

Key Terms

Asking Rent – Represents the annual dollar amount the lessor is asking in order to lease their retail space.

Availability – Direct ground-floor retail space that is actively marketed or off-market; includes spaces for immediate and future occupancy that are not necessarily vacant. It excludes below- or above-ground retail space, spaces with frontage on side streets and subleases.

PPSF – The price per square foot, calculated by dividing the annual asking rent by the ground-floor square footage.

Average PPSF – The straight-line average of asking rents per square foot for direct, ground-floor availabilities within a corridor frontage. The average may be affected by high or low outlier rents.

Lowest PPSF – The lowest price per square foot recorded for all direct, ground-floor availabilities within a particular corridor frontage.

Highest PPSF – The highest price per square foot recorded for all direct, ground-floor availabilities within a particular corridor frontage.

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